

AGENDA
METROPOLITAN AREA PLANNING COMMISSION
Thursday, June 3, 2021
1:30 PM

The **virtual** meeting of the Metropolitan Area Planning Commission will be held on **June 3, 2021** at **1:30 PM** in the City Hall Building, 1st floor - City Council Chambers, 455 N. Main, Wichita, Kansas

The meeting will be held virtually, public participation is available in multiple ways, those without technology options can participate in the hearing in-person at the Wichita City Hall Council Chambers - 455 N. Main Street, Wichita, KS 67202 (specified at the bottom of this notice). **If you have any questions regarding the meeting or items on this notice, please call the Wichita-Sedgwick County Metropolitan Area Planning Department at (316) 268-4421.**

Please see the end of this agenda for instructions on Public Virtual participation.

1. **Approval of the prior MAPC meeting minutes**
May 20, 2021

2. **CONSIDERATION OF SUBDIVISION COMMITTEE RECOMMENDATIONS**
Items may be taken in one motion unless there are questions or comments.

NONE

3. **PUBLIC HEARING – VACATION ITEMS**

ADVERTISED TO BE HEARD NO EARLIER THAN 1:30 PM.

Items may be taken in one motion unless there are questions or comments.

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department – 271 West Third Street, 2nd Floor, Ste #201, Wichita, Kansas.

- 3.1 **VAC2021-00020: City vacation of setback for erection of handicapped ramp and deck on property zoned SF-5 Single-Family Residential located 1200 feet south of East Pawnee Avenue, 1200 feet west of South Hillside Avenue (2719 Timberlane Street).**

RECOMMENDED ACTION: **APPROVE 5-0**

- 3.2 **VAC2021-00021: City vacation of side yard setbacks on Lots 1 through 8, Block A of Northgate 4th Addition to be in accord with PUD-86 (Associated with PUD2021-00006), generally located on the east side of North Meridian Avenue and within one-half mile north of West 53rd Street North (2500 through 2624 W. 55th St.).**

RECOMMENDED ACTION: **APPROVE 5-0**

- 3.3 **VAC2021-00022: City request to vacate a platted street in Limited Industrial (LI) area, generally located within 200 feet east of North Webb Road and within 1,000 feet south of East 37th Street North (3512 North Webb Road).**

RECOMMENDED ACTION: **APPROVE 5-0**

- 3.4 **VAC2021-00023: County Vacation of public right-of-way adjacent to property zoned SF-20 Single-Family Residential; generally located within one-half mile west of South**

127th Street East and within one-half mile north of East 63rd Street South (6820 S. Eagle Drive).

****WITHDRAWN****

4. PUBLIC HEARINGS

ADVERTISED TO BE HEARD NO EARLIER THAN 1:30 PM.

- 4.1 **CON2021 00020** - City Conditional Use for rock crushing on property zoned SF 5 Single family Residential located 500 feet east of South Hydraulic Avenue, 2000 feet north of East 71st Street South (East 68th Street).

PRESENTING PLANNER: **Kathy Morgan**

- 4.2 **CON2021 00021** - City Conditional Use for Accessory Apartment in Single Family Residential (SF 5), Generally located within one quarter mile north of West 13th Street North and within one quarter mile west of North West Street (1612 N Westlynn).

PRESENTING PLANNER: **Bill Longnecker**

- 4.3 **CON2021 00022** - City Conditional Use to allow an Accessory Dwelling Unit on property zoned SF 5 Single Family Residential; generally located southwest of West Maple Street and South Tyler Road (318 S. Herschel Ave).

PRESENTING PLANNER: **Kathy Morgan**

- 4.4 **CON2021 00023** - City Conditional Use to allow Daycare, General on property zoned SF 5 Single Family Residential; generally located northwest of East Harry and South Woodlawn (6000 East Harry).

PRESENTING PLANNER: **Bill Longnecker**

- 4.5 **CON2021 00024** - City Conditional Use to allow Vehicle and Equipment Sales, Outdoor on property zoned LC Limited Commercial; generally located southwest of North Oliver and East Central (4525 East Central).

PRESENTING PLANNER: **Kathy Morgan**

- 4.6 **CUP2021 00018** - City CUP minor amendment to DP 295 to permit a car wash on property zoned LC Limited Commercial, generally located on the east side of North Maize Road and 1,100 feet south of West 37th Street North.

PRESENTING PLANNER: **Philip Zevenbergen**

- 4.7 **PUD2021 00006** - City zone change to create Northgate 4th Addition PUD #86; generally located on the northwest corner of Meridian Avenue and 55th Street North.

PRESENTING PLANNER: **Philip Zevenbergen**

- 4.8 **PUD2021 00008** - City Amendment to PUD 61 to increase maximum building height on two parcels; generally located on the northwest and northeast corners of West Maple and South McLean.

PRESENTING PLANNER: **Matt Williams**

- 4.9 **PUD2021 00009** - City PUD Planned Unit Development on property zoned SF 5 Single Family Residential and TF 3 Two Family Residential; generally located northeast of North Meridian and West 2nd Street (2207 West McCoy Street).

PRESENTING PLANNER: **Philip Zevenbergen**

- 4.10 **ZON2021 00023** - City zone change on property zoned SF 5 Single Family Residential to LI Limited Industrial for manufacturing/warehousing generally located approximately 900 feet south of East 55th Street South on the west side of South Hydraulic Avenue (5727 South Hydraulic Avenue).

PRESENTING PLANNER: **Philip Zevenbergen**

- 4.11 **ZON2021 00024** - City Zone Change from SF 5 Single Family Residential to TF 3 Two Family Residential; generally located 1,600 feet south of West 47th Street South and 1,650 feet west of South Meridian Avenue.

PRESENTING PLANNER: **Matt Williams**

- 4.12 **ZON2021 00030** - County zone change from GO General Office to LC Limited Commercial two pieces of property generally located 840 feet west and 630 feet south of the southwest corner of West 53rd Street North and North Meridian Ave.

**** DEFERRED. MAPC DATE TBD****

- 4.13 **ZON2021-00031** - City Zone Change from SF 5 Single Family Residential to LI Limited Industrial; generally located southwest of East 47th Street and South Broadway Avenue (331 West 47th Street South).

PRESENTING PLANNER: **Bill Longnecker**

- 4.14 **CON2021 00015** - ****Deferred from May 6, 2021****City Conditional Use to allow a Car Wash within 200 feet of a residential zoning district on property zoned LC Limited Commercial; generally located 1000 feet west of North Amidon on the north side of West 21st Street North (1716 W 21st St N).

PRESENTING PLANNER: **Kathy Morgan**

5. NON-PUBLIC HEARING ITEMS

ADVERTISED TO BE HEARD NO EARLIER THAN 1:30 PM.

- 5.1 **DER2021 00003** - The City of Derby Seeks Unilateral Annexation of Tracks of Land on the South Side of East 79th Street South and Within One Half Mile West of South Webb Road.

PRESENTING PLANNER: **Matt Williams**

6. Other Matters/Adjournment

PLEASE NOTE THIS MEETING IS CONSIDERED AN EMERGENCY MEETING OF THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION due to COVID-19, WHICH WILL IMPOSE SPECIAL PROCEDURES TO PARTICIPATE IN THE PUBLIC HEARING. THESE ARE AS FOLLOWS:

The meeting will be conducted “virtually” using Go-To-Meeting. You have multiple options to participate: 1) submit comments ahead of time, 2) participate remotely, or 3) attend in-person at the Wichita City Hall Building (see below).

Submit Comments Ahead of Time

You can submit comments regarding items on the Planning Commission agenda to the Wichita-Sedgwick County Metropolitan Area Planning Department (Planning Department). Comments must be received by the Planning Department no later than 5pm 3 days prior to the meeting. Please be sure to provide ample time for delivery. The comments can be submitted in the following formats: email; letter; video; and audio message (mp3, etc.). The comment should indicate which item they pertain to and be less than three (3) minutes in duration. The comments should be submitted to Planning Department staff using the contact information below. The comments received ahead of the submission deadline will be shared with the MAPC, prior to or during the meeting.

Email	Planning@wichita.gov
Mailing Address	Wichita-Sedgwick County Metropolitan Area Planning Department Attn: <u>Scott Wadle</u> 271 W. 3 rd Street – Suite 201 Wichita, KS 67202
Phone	316.268.4421
Fax	316.858.7764

Participate Remotely

Please join my meeting from your computer, tablet or smartphone.

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Attend In-Person

You may also participate in the hearing in-person at the Wichita City Hall Council Chambers (455 N. Main Street, Wichita, KS 67202). Please note that security screening is required for public access to the building, self-paid parking is available nearby, and COVID-19 protocols are in place. For more information please visit www.wichita.gov/visitcityhall. The in-person option is primarily intended for those without other technology options, and who have not previously submitted recorded audio or video comments. If you have any written or visual materials you wish to present, please contact Planning Department Graphics staff (316-268-4464) by 5pm, 3 days prior to the meeting.

Scott Wadle, Secretary

Wichita-Sedgwick County Metropolitan Area Planning Commission